

# PROPOSED HIGH IDENTITY RETAIL SHOP BUILDING

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Southwest corner of Sierra and Marion  
Kingsburg, California

Proposed Tenant:

**Walgreens**

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For Further Information, Please Contact:

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Commercial Retail Associates, Inc.  
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Fresno, California 93720  
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# FACT SHEET

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**LOCATION:** Southwest corner of Marion and Sierra Streets, just off Highway 99  
Kingsburg, California

**GLA:** ±23,670 Square Feet

**LAND AREA:** ±3.42 Acres

<b><u>DEMOGRAPHICS:</u></b>	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2004 Estimated Population	6,780	10,598	12,262	26,818
2004 Estimated Avg. HH Income	\$38,230	\$42,577	\$44,939	\$42,539

Source: 2004, Sites USA

**TRAFFIC COUNTS:** Highway 99: 50,000 ADT (2003)  
Sierra Street: 13,500 ADT (2003)  
Source: City of Kingsburg, Caltrans

**OVERVIEW:**

- ◆ Join a proposed Walgreens at a fully signalized intersection.
- ◆ Site has excellent visibility to Highway 99.
- ◆ Neighboring retailers include Albertsons, Longs, Kmart, AutoZone, Blockbuster Video, Starbucks and many others.
- ◆ Drive-thru available.

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# FULL DEMOGRAPHIC PROFILE

2000 Census, 2002 Estimates & 2007 Projections

Calculated using proportional block groups

Prepared For:

Commercial Retail Associates, Inc.

Lat/Lon: 36.5175/-119.561

October 2004



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<b>Hwy 99 &amp; Sierra Ave. Kingsburg, California</b>		<b>1.00 mi radius</b>	<b>2.00 mi radius</b>	<b>3.00 mi radius</b>	<b>5.00 mi radius</b>	RF1
<b>POPULATION</b>	2002 Estimated Population	6,780	10,598	12,262	26,818	
	2007 Projected Population	7,293	11,502	13,226	28,929	
	2000 Census Population	6,586	10,251	11,894	26,012	
	1990 Census Population	5,485	8,312	9,810	21,419	
	Historical Annual Growth 1990 to 2002	2.0%	2.3%	2.1%	2.1%	
	Projected Annual Growth 2002 to 2007	1.5%	1.7%	1.6%	1.6%	
<b>HOUSEHOLDS</b>	2002 Est. Households	2,385	3,677	4,194	8,147	This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
	2007 Est. Households	2,533	3,947	4,479	8,621	
	2000 Census Households	2,319	3,558	4,066	7,954	
	1990 Census Households	1,925	2,858	3,305	6,770	
	Historical Annual Growth 1990 to 2002	2.0%	2.4%	2.2%	1.7%	
	Projected Annual Growth 2002 to 2007	1.2%	1.5%	1.4%	1.2%	
<b>AGE</b>	2002 Est. Population 0 to 9 Years	17.1%	16.5%	16.3%	17.9%	
	2002 Est. Population 10 to 20 Years	17.1%	17.5%	17.8%	19.1%	
	2002 Est. Population 21 to 29 Years	11.6%	10.7%	10.6%	12.5%	
	2002 Est. Population 30 to 44 Years	22.0%	22.0%	21.8%	21.2%	
	2002 Est. Population 45 to 59 Years	15.3%	16.5%	16.7%	14.9%	
	2002 Est. Population 60 to 74 Years	9.1%	9.2%	9.4%	8.6%	
	2002 Est. Population 75 Years Plus	7.8%	7.6%	7.4%	5.8%	
	2002 Est. Median Age	32.1	33.1	33.2	30.0	
<b>MARITAL STATUS &amp; SEX</b>	2002 Est. Male Population	47.7%	48.2%	48.8%	50.3%	
	2002 Est. Female Population	52.3%	51.8%	51.2%	49.7%	
	2002 Est. Never Married	23.5%	23.3%	23.7%	27.1%	
	2002 Est. Now Married	54.8%	57.4%	58.0%	55.1%	
	2002 Est. Separated or Divorced	12.7%	11.3%	10.7%	11.1%	
	2002 Est. Widowed	8.9%	8.0%	7.6%	6.8%	
<b>INCOME</b>	2002 Est. HH Income \$150,000 or More	4.4%	4.6%	4.8%	4.8%	
	2002 Est. HH Income \$100,000 to 149,999	7.8%	8.1%	8.5%	8.8%	
	2002 Est. HH Income \$75,000 to 99,999	11.0%	11.6%	11.9%	11.1%	
	2002 Est. HH Income \$50,000 to 74,999	19.6%	19.9%	19.9%	19.3%	
	2002 Est. HH Income \$35,000 to 49,999	16.3%	16.4%	16.1%	15.5%	
	2002 Est. HH Income \$25,000 to 34,999	12.8%	12.6%	12.4%	12.6%	
	2002 Est. HH Income \$15,000 to 24,999	13.1%	12.7%	12.5%	13.1%	
	2002 Est. HH Income \$0 to 14,999	14.9%	14.1%	13.9%	14.7%	
	2002 Est. Average Household Income	\$38,230	\$42,577	\$44,939	\$42,539	
	2002 Est. Median HH Income (Averaged)	\$43,855	\$45,387	\$46,275	\$45,094	
	2002 Est. Per Capita Income	\$13,506	\$14,821	\$15,419	\$12,964	
	2002 Est. Number of Businesses	257	386	432	881	
	2002 Est. Total Number of Employees	2,691	4,200	5,160	11,642	

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<i>Hwy 99 &amp; Sierra Ave. Kingsburg, California</i>		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>RACE</b>	2002 Estimated Population	6,780	10,598	12,262	26,818
	2002 Est. White Population	70.2%	71.7%	70.8%	56.4%
	2002 Est. Black Population	0.7%	0.6%	0.5%	0.7%
	2002 Est. Asian & Pacific Islander	3.0%	3.6%	4.1%	3.5%
	2002 Est. Other Races Population	26.2%	24.1%	24.6%	39.4%
<b>HISPANIC</b>	2002 Est. Hispanic Population	2,740	3,949	4,641	15,403
	2002 Est. Hispanic Population Percent	40.4%	37.3%	37.9%	57.4%
	2007 Est. Hispanic Population Percent	44.4%	41.3%	41.8%	60.4%
	2000 Est. Hispanic Population Percent	38.8%	35.7%	36.4%	55.7%
<b>EDUCATION (Adults 25 or Older)</b>	2002 Est. Adult Population (25 Years or Older)	4,123	6,503	7,520	15,359
	2002 Est. Elementary (0 to 8)	10.7%	10.8%	11.6%	16.3%
	2002 Est. Some High School (9 to 11)	14.6%	13.7%	13.6%	13.9%
	2002 Est. High School Graduate (12)	28.7%	27.9%	27.4%	26.3%
	2002 Est. Some College (13 to 16)	24.3%	24.1%	23.4%	21.3%
	2002 Est. Associate Degree Only	6.7%	7.4%	7.4%	7.3%
	2002 Est. Bachelor Degree Only	9.9%	10.5%	10.9%	10.2%
	2002 Est. Graduate Degree	5.2%	5.6%	5.6%	4.8%
<b>HOUSING</b>	2002 Est. Total Housing Units	2,438	3,764	4,315	8,444
	2002 Est. Owner Occupied Percent	59.9%	65.2%	64.9%	59.3%
	2002 Est. Renter Occupied Percent	37.9%	32.5%	32.3%	37.1%
	2002 Est. Vacant Housing Percent	2.2%	2.3%	2.8%	3.5%
<b>HOMES BUILT BY YEAR</b>	1990 Homes Built 1989 to 1990	1.5%	2.1%	2.1%	1.5%
	1990 Homes Built 1985 to 1988	17.0%	17.9%	16.5%	11.1%
	1990 Homes Built 1980 to 1984	10.7%	10.7%	10.5%	9.0%
	1990 Homes Built 1970 to 1979	19.2%	21.0%	20.8%	18.5%
	1990 Homes Built 1960 to 1969	9.3%	9.1%	9.7%	12.8%
	1990 Homes Built 1950 to 1959	16.0%	13.8%	13.5%	16.3%
	1990 Homes Built 1940 to 1949	11.7%	10.5%	11.0%	12.9%
	1990 Homes Built Before 1939	14.6%	14.9%	15.7%	17.9%
<b>HOME VALUES</b>	1990 Home Value \$500,000 or More	0.1%	0.1%	0.1%	0.2%
	1990 Home Value \$400,000 to \$499,999	0.1%	0.1%	0.1%	0.1%
	1990 Home Value \$300,000 to \$399,999	0.0%	0.3%	0.4%	0.4%
	1990 Home Value \$200,000 to \$299,999	1.1%	2.3%	3.0%	2.6%
	1990 Home Value \$150,000 to \$199,999	3.0%	4.7%	5.2%	4.3%
	1990 Home Value \$100,000 to \$149,999	13.8%	19.7%	20.9%	15.8%
	1990 Home Value \$50,000 to \$99,999	75.0%	66.6%	63.9%	63.8%
	1990 Home Value \$25,000 to \$49,999	6.1%	5.3%	5.5%	10.9%
	1990 Home Value \$0 to \$24,999	0.8%	0.8%	0.9%	2.0%
	1990 Median Home Value	\$78,884	\$85,797	\$87,577	\$80,296
	1990 Median Rent	\$376	\$387	\$382	\$348

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October 2004



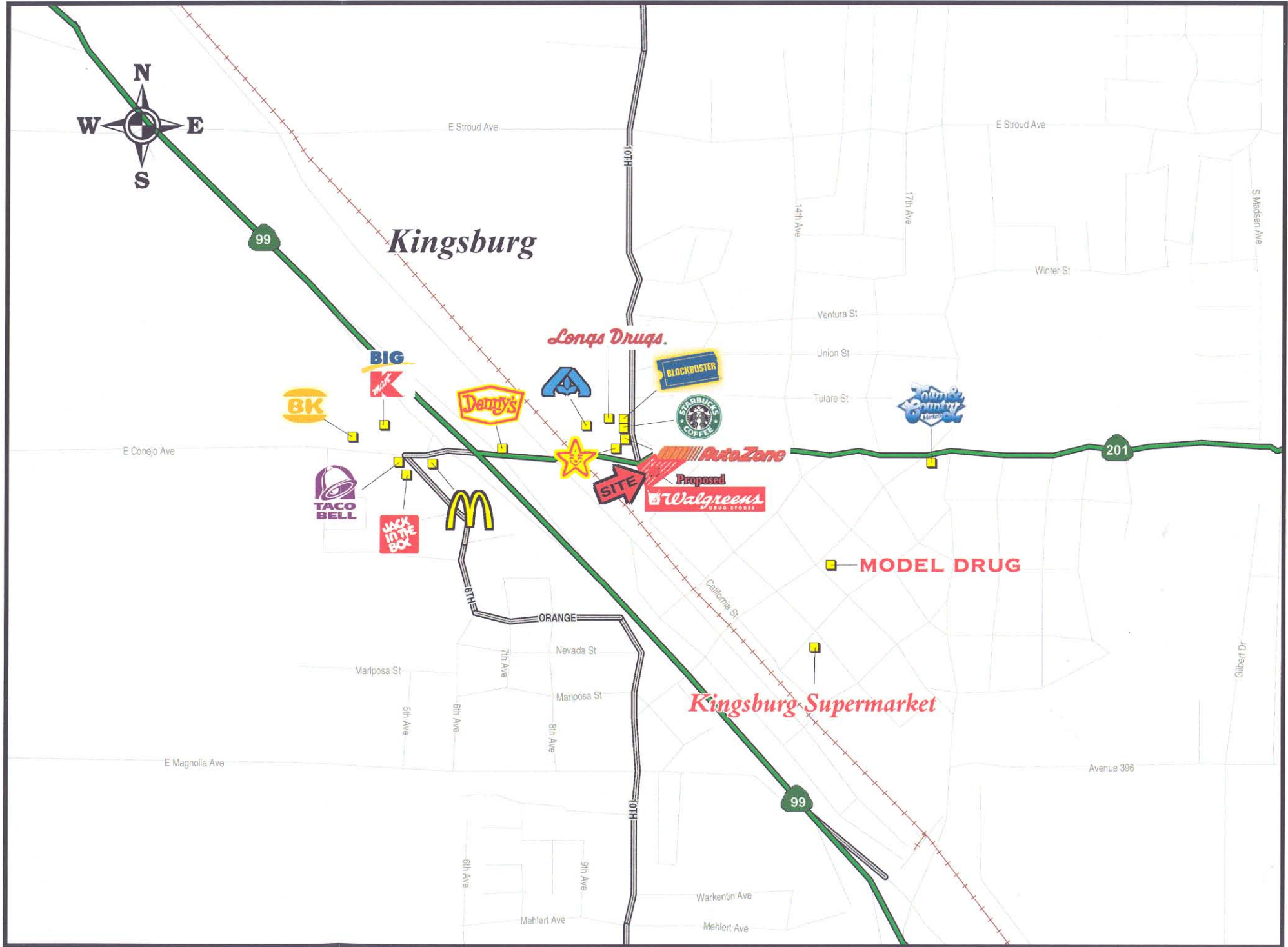
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Hwy 99 & Sierra Ave. Kingsburg, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
OCCUPATION	2002 Est. Population 16+ by Occupation	2,783	4,375	5,089	10,957
	2002 Est. Executive & Managers	11.6%	12.1%	11.7%	9.5%
	2002 Est. Professional & Specialty	9.0%	9.8%	10.4%	10.6%
	2002 Est. Technical Support	2.4%	2.5%	2.4%	2.4%
	2002 Est. Sales	8.8%	9.4%	9.7%	11.3%
	2002 Est. Administrative Support	17.8%	17.6%	17.1%	15.3%
	2002 Est. Private Household Service	0.1%	0.3%	0.3%	0.6%
	2002 Est. Protective Service	2.8%	2.6%	2.5%	1.8%
	2002 Est. Other Service	15.9%	13.9%	12.9%	12.6%
	2002 Est. Farming, Forestry & Fishing	2.2%	3.2%	4.0%	4.8%
	2002 Est. Precision Production & Craft	11.2%	10.5%	10.4%	10.2%
	2002 Est. Machine Operator	5.9%	5.9%	6.2%	7.3%
	2002 Est. Transportation & Material Moving	6.8%	7.0%	7.2%	7.2%
	2002 Est. Laborers	5.6%	5.4%	5.2%	6.3%
	2002 Est. Percent White Collar Workers	45.5%	47.3%	47.1%	45.3%
	2002 Est. Percent Blue Collar Workers	54.5%	52.8%	52.9%	54.8%
TRANSPORTATION TO WORK	1990 Drive to Work Alone	79.5%	79.0%	77.4%	73.8%
	1990 Drive to Work in Carpool	11.6%	11.7%	12.6%	16.4%
	1990 Travel to Work by Public Transportation	0.9%	0.9%	0.8%	0.4%
	1990 Drive to Work on Motorcycle	0.0%	0.0%	0.1%	0.2%
	1990 Walk or Bicycle to Work	5.7%	4.9%	4.6%	4.4%
	1990 Other Means	0.1%	0.4%	0.5%	1.0%
	1990 Work at Home	2.2%	3.1%	4.0%	3.9%
TRAVEL TIME	1990 Travel to Work in 10 Minutes or Less	35.8%	36.6%	34.9%	29.1%
	1990 Travel to Work in 10 to 29 Minutes	43.5%	43.1%	43.7%	48.6%
	1990 Travel to Work in 30 to 59 Minutes	16.0%	14.7%	14.7%	15.7%
	1990 Travel to Work in 60 to 89 Minutes	1.9%	1.7%	1.5%	1.4%
	1990 Travel to Work in 90 Minutes or More	0.5%	0.9%	1.2%	1.2%
	1990 Average Travel Time to Work	15.4	15.1	15.2	16.1
CONSUMER EXPENDITURE	2002 Est. Total Household Expenditure (in Millions)	\$86.4	\$142.2	\$167.9	\$314.5
	2002 Est. Apparel	\$4.7	\$7.8	\$9.2	\$17.3
	2002 Est. Contributions & Gifts	\$5.1	\$8.4	\$9.9	\$18.3
	2002 Est. Education & Reading	\$2.0	\$3.2	\$3.8	\$7.2
	2002 Est. Entertainment	\$4.5	\$7.4	\$8.7	\$16.3
	2002 Est. Food, Beverages & Tobacco	\$15.2	\$25.1	\$29.6	\$55.8
	2002 Est. Furnishings And Equipment	\$3.4	\$5.7	\$6.7	\$12.5
	2002 Est. Health Care & Insurance	\$6.3	\$10.4	\$12.2	\$22.9
	2002 Est. Household Operations & Shelter & Utilitie	\$24.4	\$40.2	\$47.4	\$88.2
	2002 Est. Miscellaneous Expenses	\$1.0	\$1.6	\$1.9	\$3.5
	2002 Est. Personal Care	\$1.5	\$2.4	\$2.8	\$5.3
	2002 Est. Transportation	\$18.3	\$30.1	\$35.6	\$67.3

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# COMPETITION MAP

SWC Sierra & Marion  
Kingsburg, California

April 2005



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Sierra & Marion  
Kingsburg, CA

Longs Drugs



10TH AVE

12TH AVE

TULARE ST

E SIERRA AVE

SITE

SIMPSON ST

WILLIAMS ST

MARION ST

ELLIS ST

STATE HWY 99



COMMERCIAL RETAIL ASSOCIATES





